

for sale
£235,000 Freehold

**Paul
Dubberley**



Walsall Road WEST BROMWICH B71 3HE

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Property Description

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Entrance Hall

Having door to the front elevation, stairs to the first floor and doors to.

Lounge

11' 11" x 11' 5" (3.63m x 3.48m)

Having a double glazed bay window to the front elevation, fireplace with surround and central heating radiator.

Dining Room

15' 1" x 10' 5" (4.60m x 3.17m)

Having double glazed doors to the garden,, door to kitchen, understairs storage , fireplace with surround and central heating radiator.

Kitchen

10' 2" x 6' 4" (3.10m x 1.93m)

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, cooker point, central heating boiler and door to garden.

Landing

Having stairs from the hallway, double glazed window to the side elevation and doors to.

Bedroom One

15' 1" x 11' 5" (4.60m x 3.48m)

Having a double glazed window to the front elevation and central heating radiator.

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m)

Having a double glazed window to the rear elevation and central heating radiator.

Bathroom

Having a double glaze window to the rear elevation, part tiled bath, shower over bath, low level WC, wash hand basin and central heating radiator.

Front Garden

Having slabbed driveway for parking.

Rear Garden

Having slabbed patio area, lawn area and shed to rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104547

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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